



163 Hillbury Road, Warlingham - CR6 9TJ

Guide Price £600,000

P A R K &  
B A I L E Y



## 163 Hillbury Road

Warlingham, Warlingham

Extended three-bedroom semi-detached family home with spacious living areas, large kitchen/family room, generous terraced garden backing woodland, driveway, garage, and convenient access to stations.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Extended three-bedroom semi-detached family home
- Spacious lounge with bay window and feature fireplace
- Dining/family room
- Large extended kitchen/family/dining room with French doors to garden
- Three first-floor bedrooms with bright bay-fronted main bedroom
- Family bathroom plus separate cloakroom
- Driveway providing off-street parking and garage with rear access
- Extensive rear garden with patios, ponds, fruit beds
- Convenient location close to mainline stations and sought-after schools



**Park & Bailey are delighted to present this extended three-bedroom semi-detached family home, offering generous and versatile living space in a popular and convenient location. The property is ideally positioned within easy reach of mainline train stations and a choice of well-regarded schools.**

**Entrance Hall** Accessed via the front door, the entrance hall features wood flooring and a useful under-stairs storage cupboard. Glazed door panels allow natural light to flow through, creating a bright and welcoming first impression.

**Lounge** A bright and inviting reception room with a double-glazed bay window to the front aspect. The room includes a feature gas fireplace (currently disconnected). Glazed double doors allow the lounge to be separated from the dining/family room if desired, and there is also a separate glazed door leading directly from the entrance hall.

**Dining / Family Room** Located off the lounge and finished with wood flooring, this versatile space opens into the extended living area, making it ideal for family living and entertaining. The room includes a working electric fireplace and benefits from double-glazed French doors opening directly onto the rear garden. There is also a separate glazed door providing access from the entrance hall.

**Extended Kitchen** Beautifully extended to create a spacious open-plan kitchen ideal for modern family living. The kitchen is fitted with a gas range cooker and offers ample cupboard storage. Two windows provide excellent natural light, and there is a separate glazed door leading from the entrance hall.

**First Floor** The staircase, landing and all bedrooms have been recently re-carpeted. Stairs rise from the entrance hall to a light first-floor landing providing access to:

**Bedroom One** A generous double bedroom with a double-glazed bay window to the front.

**Bedroom Two** A further double bedroom overlooking the rear garden.

**Bedroom Three** A well-proportioned single bedroom with a front-aspect window.

**Bathroom** Fitted with a shaped bath, wash hand basin, built-in airing cupboard and a double-glazed window to the rear. A newly fitted boiler (May 2025) is housed in a cupboard and features a modern Hive temperature control system.

**Separate Cloakroom** A separate upstairs WC located next to the bathroom.

**Loft** The property benefits from an insulated loft with access from the landing.





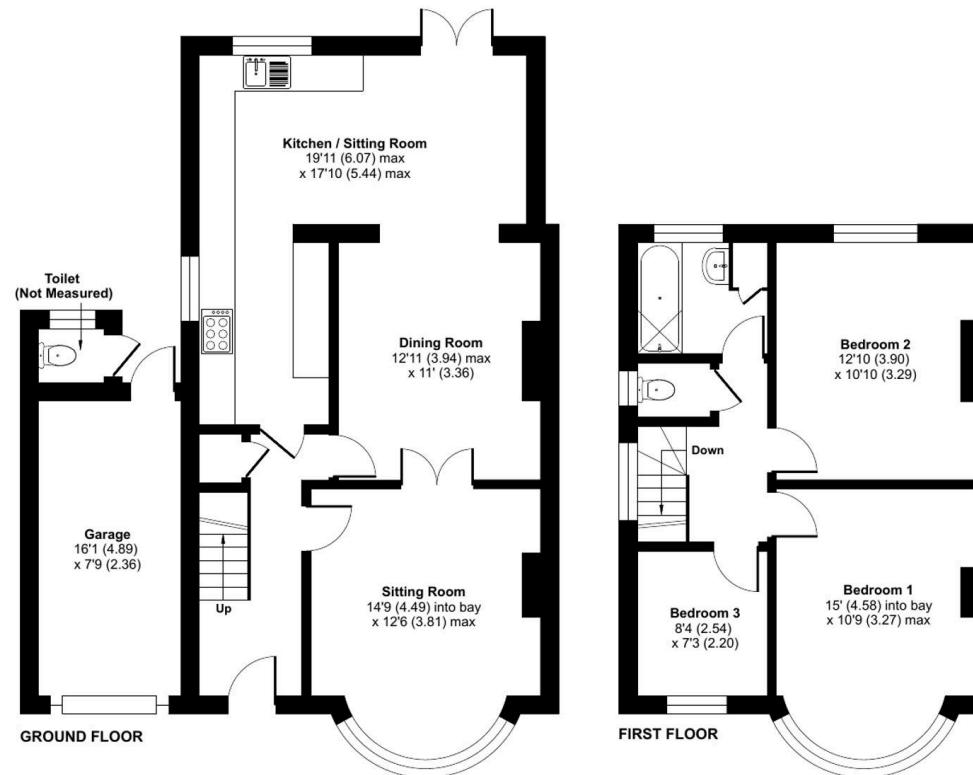
# Hillbury Road, Warlingham, CR6

Approximate Area = 1146 sq ft / 106.4 sq m (excludes toilet)

Garage = 124 sq ft / 11.5 sq m

Total = 1270 sq ft / 117.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.  
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## Park & Bailey Warlingham

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